

STAFF RECOMMENDED REVISIONS TO THE 9/3/08 DRAFT NBG REGULATING PLAN (These recommendations have been incorporated into the Staff Recommended 3/2/09 Draft NBG Regulating Plan)

In addition to the revisions approved by City Council at 1st Reading during the Oct. 16, 2008 Public Hearing, City Staff recommends the following additional revisions be made to the 9/3/08 Draft NBG Regulating Plan:

Recommendation: Removal of the University of Texas "MCC Parcel" from the NBG rezoning. The University of Texas owns the MCC Parcel and considers it to be a part of the "Western Tract", the remainder of which was not proposed for rezoning in the 9/3/08 Draft NBG Regulating Plan. The University has respectfully requested removal of the MCC Parcel until such time as the entire Western Tract Parcel is proposed for rezoning.

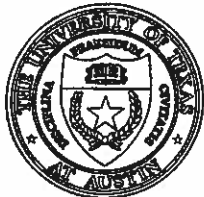
In response to this request, all maps in the NBG Regulating Plan have been revised to remove the MCC Parcel from the zoning district and the CMU-UT "Western Tract" subdistrict has been removed in Figure 2-1: NBG Zoning District Land Use Table.

Recommendation: Revise Figure 3-12 Collector Plan map to remove the north-south collector street between Rutland and Rundberg, east of the railroad tracks. This segment of the collector street was located in the commercial industrial subdistrict and thus the likelihood of redevelopment is limited and there is less of a need for the collector street because the distance between the railroad tracks and Metric Blvd. is narrow.

Recommendation: Add text to clarify that dedication of collector streets shall be made in conformance with LDC Section 256-51(a)(2) for all development. In accordance with this recommendation, revisions were made to Figure 1-4, Figure 3-12, and Section 3.5.2A and 3.5.2.B.3 [*Dedication of NBG Collector Streets Applicability*].

Recommendation: Add clarifying text and correct inconsistencies in the document.

In accordance with this recommendation, revisions were made to Figures 1-4 and 1-5; Figure 2-1 (Cocktail Lounge permitted and conditional uses); Sections 1.2.2 [*Land Use and General Development Standards*], 1.2.3.A [*NBG Design Standards*], 1.4.2 [*Alternative Equivalent Compliance*]; 3.5.1.D. [*Project Circulation Plan*], 4.3.3. [*Building Placement*], 6.2.1.E.1 [*Affordability Requirements for Owner-Occupied Units*] (Note: this is Section 6.2.1.D.1 in the 2/19/09 Draft); and the definitions for internal block and net frontage length. In addition, the watershed boundaries on Figure 4-6 were updated to be consistent with recent WPDR watershed boundary analysis and a note was added to the figure stating: "Watershed boundary lines are approximate. Impervious cover limits will be verified when the urban or suburban watershed determination is made during the review process for a development application."



CAMPUS REAL ESTATE OFFICE

THE UNIVERSITY OF TEXAS AT AUSTIN

C14-2008-0182
C20-2008-016
Attachment 2

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October 20, 2008

Molly Scarbrough
Senior Planner
Neighborhood Planning & Zoning Department
Urban Design Division
505 Barton Springs Road
Austin, Texas 78704

RE: North Burnet/Gateway (NBG) Zoning Plan

Dear Ms. Scarbrough:

The University has been following the City of Austin's NBG rezoning process as landowners in the proposed base district. Will Shepherd and I have appreciated your ability to balance the feedback you have received from the stakeholders throughout the rezoning. The University would however, respectfully request that the City remove our parcel, located on the southwest corner of Braker Lane and Mopac Expressway and known as the "MCC parcel", from the NBG rezoning request. The MCC property is currently zoned LI, while the remainder of the University's property (with the exception of the Shops at Arbor Walk site on the east side of Mopac) is zoned P. In order for the University to have the flexibility to comply with NBG density and planning goals in future uses of the entire parcel on the west side of Mopac, we believe that rezoning a small but significant portion of the tract would be inadvisable at this time.

Please feel free to contact me at 471.7582 if you have any questions or would like to visit further.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Wanamaker", written over a horizontal line.

Amy Wanamaker
Campus Director of Real Estate

xc: Will Shepherd
Kevin Hegarty
Dr. Pat Clubb